

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
71	-73	THORNDIKE ST, ARLINGTON

## OWNERSHIP

Owner 1:	PERALTA MARIA C			
Owner 2:	GALLAHER NATHANIEL D			
Owner 3:				
Street 1:	71-73 THORNDIKE ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	PERALTA MARIA C -		
Owner 2:	-		
Street 1:	71-73 THORNDIKE ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains 5,003 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Copm. Clap Exterior and 2442 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D	Plow	Town Plowing	50.	Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.11485	Total SF/SM:	5003	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	456,073	Spl Credit	Total:	456,100
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5003.000	529,300		456,100	985,400
Total Card	0.115	529,300		456,100	985,400
Total Parcel	0.115	529,300		456,100	985,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		403.59	/Parcel: 403.5

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	529,700	0	5,003.	456,100	985,800	985,800	Year End Roll	12/18/2019
2019	104	FV	394,000	0	5,003.	484,600	878,600	878,600	Year End Roll	1/3/2019
2018	104	FV	394,000	0	5,003.	353,500	747,500	747,500	Year End Roll	12/20/2017
2017	104	FV	370,100	0	5,003.	307,800	677,900	677,900	Year End Roll	1/3/2017
2016	104	FV	370,100	0	5,003.	262,200	632,300	632,300	Year End	1/4/2016
2015	104	FV	330,900	0	5,003.	256,500	587,400	587,400	Year End Roll	12/11/2014
2014	104	FV	330,900	0	5,003.	210,900	541,800	541,800	Year End Roll	12/16/2013
2013	104	FV	343,900	0	5,003.	200,700	544,600	544,600		12/13/2012

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	MEAS&NOTICE	HS	Hanne S
4/10/2009	Meas/Inspect	372	PATRIOT
9/20/1999	Meas/Inspect	163	PATRIOT
10/1/1981		CM	

**Sign:**

VERIFICATION OF VISIT NOT DATA

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[illegible]

456,073	Spl Credit		Total:	456,100
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apro

Database: AssessPro - FY2021

2021

More: N      Total Yard Items:      Total Special Features:      Total: